

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 27, 2010**

1. **Application No.:** **10310-00147**
 Location: **6340 MARENGO STREET (43110)**, located at the northeast
 corner of Holgate Ln. & Marengo St.
 Area Comm./Civic: Southeast Community Coalition
 Existing Zoning: NC, Neighborhood Center District
 Request: Variances to Section:
 3320.19 B. 3. & 4., Private buildings.
 To allow the configuration and disposition of lots and
 buildings not to comply with the Building Standards
 Table and Frontage Types Illustration and to not have
 the façade be parallel to straight frontage lines and
 parallel to the chord of curved or broken frontage lines.

 Proposal: To construct a single-family dwelling.
 Applicant(s): Steve Peck
 c/o Dominion Homes
 5000 Tuttle Crossing Blvd.
 Dublin, Ohio 43016

 Property Owner(s): Same as applicant.

RESULTS: APPROVED

VOTE: 4-0-1

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	recused
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

_____	_____
Name	Date

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NOTICE

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2. **Application No.:** **10310-00149**
 Location: **503 SOUTH FRONT STREET (43215)**, located at the northwest corner of Liberty St. & S. Front St.
 Area Comm./Civic: Brewery District Commission
 Existing Zoning: M, Manufacturing District
 Request: Variance to Section:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of additional parking spaces from 206 to 0.
 Proposal: To convert 4,228 sq. ft. of floor space into assembly space and offices.
 Applicant(s): Laura MacGregor Comek
 c/o Crabbe, Brown & James, L.L.P.
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215
 Property Owner(s): 503 S. Front St., L.P.
 107 S. High St., Suite 300
 Columbus, Ohio 43215

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. Variance amended at the hearing from 206 to 0 spaces to 296 to 0 spaces.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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3. **Application No.:** **10310-00156**
 Location: **693 CITY PARK AVENUE (43206)**, located at the northwest
 corner of Stimmel St. & City Park Ave.
 Area Comm./Civic: German Village
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.27, Rear yard.
 To reduce the required rear yard from 25% to 24.6% of
 the total lot area.
 Proposal: To expand an existing carport for a single-family dwelling.
 Applicant(s): Gary J. Alexander
 1324 Dublin Rd.
 Columbus, Ohio 43215
 Property Owner(s): Mr. & Mrs. Ron Hagan
 693 City Park Ave.
 Columbus, Ohio 43206

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The addition will be constructed with fire-rated material.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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4. **Application No.:** **10310-00157**

Location: **2550 YOUNG'S GROVE ROAD (43231)**, located on the north side of Young's Grove Rd., approximately 400 ft. east of Cleveland Ave.

Area Comm./Civic: Northland Community Council

Existing Zoning: R-1, Residential District

Request: Variance(s) to Section(s):
 3332.38, Private garage.
 To increase the allowable garage area from 720 sq. ft. to 975 sq. ft. (255 sq. ft.).

Proposal: To construct a 576 sq. ft., detached garage for a single-family dwelling.

Applicant(s): William R. & Linda S. Loomis
 2550 Young's Grove Rd.
 Columbus, Ohio 43231

Property Owner(s): Same as applicant.

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. No cooking facilities or habitable space will be established inside the garage.
2. The garage cannot be used for any business-related purpose.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Date _____

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5. **Application No.:** **10310-00158**
 Location: **1441 ELMORE AVENUE (43224)**, located at the southeast corner of Elmore Ave. & Karl Rd.
 Area Comm./Civic: North Linden Area Commission
 Existing Zoning: C-4, Commercial District
 Request: Variance(s) to Section(s):
 3353.05, C-2 district development limitations.
 To erect an 8 ft. high solid wood fence as a screening buffer surrounding a wireless facility compound in lieu of a 5 ft. tall, 75% (opaque) planting buffer as screening. Also, to reduce the required setback from 200% to 60% of the height of the tower. (To allow placement of the 100 ft. tower at a distance of 60 ft. from a residentially zoned district instead of 200 ft.).
 Proposal: To erect a 100 ft. tall cellular tower and install telecommunications equipment.
 Applicant(s): New Par d.b.a. Verizon Wireless; c/o David Minger
 7575 Commerce Ct.
 Lewis Center, Ohio 43035
 Property Owner(s): D. & R. Properties & Enterprises, L.L.C.
 3083 Huffman Rd.
 Centerburg, Ohio 43011

RESULTS: APPROVED

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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- 6. Application No.:** **10310-00161**
Location: **161-163 CHITTENDEN AVENUE (43212)**, located at the southeast corner of Indianola & Chittenden Ave.
Area Comm./Civic: University Area Commission
Existing Zoning: AR-4, Apartment Residential District
Request: Variance(s) to Section(s):
3333.035, AR-4 apartment residential district use.
To permit a 3-family dwelling and a 2-family dwelling on an AR-4 district lot.
3333.19, Building lines on corner lots; exceptions.
To reduce the required building setback from 6 ft. to 0 ft. along Indianola Ave. and to not provide a required side yard at 1586-1588 Indianola Ave. to reflect existing conditions.
3333.22, Maximum side yard required.
To reduce the required sum of each side yard for 161-163 Chittenden Ave. from 7.5 ft. to 6.9 ft. to reflect existing conditions.
3333.24, Rear yard.
To reduce the required rear yard from 25% of the total lot area to 19.8% of the total lot area to reflect existing conditions at 161-163 Chittenden Ave. and to reduce the rear yard area requirement to 0% at 1586-1588 Chittenden Ave. to reflect existing conditions.
3333.27, Vision clearance.
To not provide the required clear vision triangle at a street intersection by 161-163 Chittenden Ave. by allowing the existing building to obstruct the vision clearance, reflecting an existing condition.
3333.30, Private access and parking requirements.
To not provide for any off-street parking.
3372.563, Maximum lot coverage.
To allow the lot coverage by buildings to exceed 40%; to allow the lot coverage by buildings to be 60% of the lot area, to reflect existing conditions.
3372.567, Maximum floor area.
To permit the F.A.R. for sub-area 1 to exceed .6, to be 1.44, to reflect existing conditions.
Proposal: To convert an existing multi-family building (161-163 Chittenden Ave.) into a 2-family dwelling.
Applicant(s): Shawn McAllister
1679 Old Henderson Rd.
Columbus, Ohio 43220
Property Owner(s): S.G. 109 E. 9th L.L.C.
1799 W. 5th Ave.
Columbus, Ohio 43212

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. Remove habitable floor space in the basements to enhance the Floor Area Ratio.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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7. **Application No.:** **10310-00162**
 Location: **180 REINHARD AVENUE (43206)**, located on the north side of
 Reinhard Ave., approximately 90 ft. east of Mohawk St.
 Area Comm./Civic: German Village Commission
 Existing Zoning: R-2F, Residential District
 Request: Variance(s) to Section(s):
 3332.26, Minimum side yard permitted.
 To reduce the minimum side yard from 3 ft. to 1 ft. for a
 detached garage.
 3332.28, Side or rear yard obstruction.
 To allow the area in a required side yard to be
 obstructed by a structure that requires a building permit;
 to install an air-conditioner unit in the east side yard of
 the dwelling.
 Proposal: To construct a detached garage and an air-conditioner unit.
 Applicant(s): Bill Hugus; c/o William Hugus Architects, Ltd.
 750 Mohawk St.
 Columbus, Ohio 43206
 Property Owner(s): Timothy J. Moore/Kenneth A. Hunger
 737 S. 6th St.
 Columbus, Ohio 43206

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. The minimum distance of the garage shall be at least two (2) ft. from the north lot line.
2. The use of piers and beams shall be used along the north and at least part of the east side of the garage instead of digging a trench for a continuous footer to help avert potential damage to the neighbor's magnolia tree roots to the north.
3. The applicant shall enter into a recorded cross-access maintenance easement agreement with the property owner to the east.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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Date

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8. Application No.: 10310-00163
Location: 88 WEST PARK AVENUE (43222), located at the northeast corner of W. State St. and West Park Ave.
Area Comm./Civic: Franklinton Area Commission
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3321.05, Vision clearance.
To not provide a clear vision triangle at a street intersection.
3312.27, Parking setback line.
To reduce the required parking setback from 10 ft. to 2 ft.
Proposal: To construct a single-family dwelling on a corner lot.
Applicant(s): N.R.P. Boulevard Homes, L.L.C.
5309 Transportation Blvd.
Cleveland, Ohio 44125
Property Owner(s): Franklinton Development Association
924 W. Broad St.
Columbus, Ohio 43222

RESULTS: APPROVED

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

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- 9. Application No.:** 10310-00165
Location: 4243 NORTH HIGH STREET (43214), located at the northwest corner of Deland & High Sts.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum number of parking spaces required.
To reduce the minimum number of additional parking spaces from 7 to 0.
3372.704, Setback requirements.
To reduce the parking lot setback from 5 ft. to 0 ft. along the alley.
Proposal: To allow the conversion of a lower-intensity use to a higher intensity use in a tenant space in a shopping center and to create a patio seating area for a restaurant.
Applicant(s): Jeffrey L. Brown; c/o Smith & Hale
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): High & Deland, L.L.C.
5380 Havenhill Dr.
Columbus, Ohio 43235

RESULTS: APPROVED

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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10. Application No.: 10310-00166
Location: 70 WILSON AVENUE (43205), located on the east side of Wilson Ave., approximately 80 ft. south of Madison Ave.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3 Residential District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% to 8% (7.2 ft. to 3 ft.) to reflect existing conditions for a single-family dwelling.
3332.26, Minimum side yard permitted.
House: To reduce the minimum side yard from 3 ft. to 0 ft., to reflect an existing condition. Garage: To reduce the minimum side yard from 3 ft. to 14 in.
3332.28, Private garage.
To increase the allowable height of a detached garage from 15 ft. to 24.5 ft. (9.5 ft.).
Proposal: To construct an 816 sq. ft., 24.5 ft. tall, detached garage.
Applicant(s): Troy E. Timbrook
70 Wilson Ave.
Columbus, Ohio 43205
Property Owner(s): Same as applicant.

RESULTS: APPROVED in consideration of the following **CONDITION(S)**:

1. There shall be no habitable space in the garage.
2. The applicant shall enter into recorded cross-access maintenance easement agreements.

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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11. Application No.: 09310-00028
Location: 1802-04 CLEVELAND AVE. (43212), located at the southeast corner of 20th Ave. and Cleveland Ave.
Area Comm./Civic: South Linden Area Commission
Existing Zoning: C-3, Commercial District
Request: Variance(s) to Section(s):
3342.28, Minimum number of parking spaces required
To reduce the minimum number of parking spaces from 34 to 7.
Proposal: A change of use from retail to a church.
Applicant(s): Pastor Allan A. Reynolds
2525 North Wold
Columbus, OH 43231
Property Owner(s): Preston O. Ford
564 E. Weber Road
Columbus, OH 43202

RESULTS: APPROVED in consideration of the following **CONDITION(S):**

1. A time extension of 6 months on the validity of this variance is granted. (Expires: January 27, 2011.)

VOTE: 5-0

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Jim Bubutiev	yes
John Haytas	yes
Paul Love	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

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